



## **Notice of Availability of a Draft Environmental Impact Report**

---

**NOTICE IS HEREBY GIVEN** that the City of Eastvale has prepared a Draft Environmental Impact Report (EIR), which is being distributed for public review pursuant to the California Public Resources Code and the California Environmental Quality Act Guidelines (CEQA Guidelines). The City is the Lead Agency for the proposed project.

**Date:** September 18, 2018

**Project Title:** Project No. PLN18-20026 - The Merge Retail and Light Industrial Development by Orbis Real Estate Partners [SCH No. 2018061065]

**To:** Responsible Agencies and Interested Parties

**Subject:** Notice of Availability of a Draft Environmental Impact Report (DEIR)

---

**Project Location:** The Project is located in the City of Eastvale, and within Riverside County, California. Specifically, it is located at the northeasterly corner of Limonite Avenue and Archibald Avenue.

**Project Description:** The proposed Project would involve the development of a commercial/retail and light industrial center on an approximately 26.28-acre site. The proposed entitlements are as follows:

- **CEQA Compliance/EIR Certification.** The City must certify the EIR prior to, or concurrent with, any approval of the Project.
- **General Plan Amendment** on 10.8 acres to change the land use designation from Light Industrial (LI) to Commercial Retail (CR) to facilitate a proposed change of zone (see below).
- **Change of Zone** on 10.8 acres from Heavy Agricultural (A-2) to General Commercial (C-1/C-P); and on 15.4 acres from Heavy Agricultural (A-2) to Industrial Park (I-P).
- **Major Development Review** for the development of 71,100 square feet of commercial retail buildings and 336,501 square feet of light industrial/warehouse buildings.
- **Tentative Parcel Map** to subdivide the 15.4 acres of land with the LI zone into eight (8) parcels, and to subdivide the 10.8 acres of land with the CR zone into between eight (8) and ten (10) parcels plus common area.
- **Conditional Use Permits** for the sale of alcohol for off-site consumption, and for drive-throughs including restaurants, car washes, and a drugstore pick-up window.
- **Variance** to Eastvale Municipal Code Section 120.05.040 to allow for landscape reductions/modifications consistent with Riverside County Airport Land Use Commission recommendations.

**Government Code Section 65962.5:** The Project site is not located on a site which is included in a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As part of the Project Phase I ESA, a search of selected government databases was conducted using the EDR Radius Report environmental database report system. The Project site does not appear on a list of hazardous materials sites compiled by the California Department of Toxic Substances Control (DTSC) or the State Water Resources Control Board (SWRCB) pursuant to Government Code Section 65962.5.

**Environmental Topics Evaluated:** The Draft EIR examines the potential impacts generated by the proposed project in relation to the following environmental topics: Land Use and Planning; Transportation/Traffic; Air Quality; Global Climate Change and Greenhouse Gas Emissions; Noise; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Cultural Resources/Tribal Resources; and Public Services and Utilities.

**Significant Environmental Impacts:** Based on the analysis in the Draft EIR, the Project would have significant and unavoidable impacts to air quality, GHG emissions, and traffic and circulation, as identified below and described in detail in DEIR Sections 4.3, 4.4, and 4.2, respectively.

**Air Quality:**

- NOx Regional Threshold Exceedance (Operational-Source)
- Contributions to Non-Attainment Conditions
- AQMP Inconsistency

**GHG Emissions:**

- SCAQMD MTCO<sub>2</sub>e Threshold Exceedance

**Traffic:**

- Existing, Opening Year, and Horizon Year Intersection and Roadway Segment Level of Service (LOS) Impacts
- Horizon Year Freeway Ramp Merge/Diverge Areas LOS Impacts

**Reviewing Locations:** The Draft EIR can be accessed on the City website at: <http://www.eastvaleca.gov/city-hall/planning/environmental-documents>.

Copies of the Draft EIR are available for review at the following locations during regular business hours:

- Eastvale City Hall, 12363 Limonite Ave., Suite 910, Eastvale, CA 91752; Monday – Thursday, 7:30 a.m. and 5:30 p.m.; (951) 703-4421.

- Eastvale Library, 7447 Scholar Way, Eastvale, CA 92880; Monday – Wednesday 3:00 to 8:00 p.m., Friday 3:00 to 6:00 p.m., Saturday 10:00 a.m. to 5:00 p.m. This branch is closed Friday and Sunday; (951) 703-4421.
- Riverside County Clerk, 2720 Gateway Drive, Riverside, CA 92507; Monday – Thursday, 8:00 a.m. to 5:00 p.m., (951) 486-7000.

**Public Comment Period:** The Draft EIR and its technical studies are available for the CEQA required 45-day public review and comment period from **Tuesday, September 18 through Friday, November 2, 2018.**

Written comments on the Draft EIR and technical studies must be received no later than 4:30 pm on Friday, November 2, 2018. Please submit comments to:

Eric Norris, Planning Director  
Planning Department  
City of Eastvale  
12363 Limonite Avenue, Suite 910  
Eastvale, CA 91752  
Email: [enorris@eastvaleca.gov](mailto:enorris@eastvaleca.gov)

If you require additional information, please contact Eric Norris at (951) 361-0900.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Norris", with a stylized flourish at the end.

Eric Norris  
Planning Director